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Statement of Environmental Effects

Accompanying a development application for

New Fascia Sign

At

Lot 1, DP 739578

16 Rodborough Rd, French Forest

NSW 2086

March 2021

Contents

1. Introduction	3
2. Site description and analysis.....	4
3. Details of proposal	5
4. Statutory planning Framework	5
5. Other considerations	7
6. Conclusion.....	8

1. Introduction

This Statement of Environmental Effects has been prepared by Quattro Architecture to accompany a development application for proposed new Fascia Signage at 16 Rodborough Road, French Forest, NSW 2086. The application is being lodged by Virgin Active Group, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of the following:

- The Environmental Planning and Assessment Act 1979 as amended ('The Act')
- Warringah Local Environmental Plan 2011 ('The LEP')
- Warringah Development Control Plan ('The DCP')

The proposed works include the removal of existing signage on the building fascia, repainting of the façade and new aluminium signage lettering illuminated by LED surface mounted lights.

This statement has been prepared having regard to the following documentation:

Architectural Drawings

DA-A-000 (A)	Cover Sheet
DA-A-050 (A)	Existing Site Plan
DA-A-200 (A)	Existing and Proposed North Elevation
DA-A-250 (A)	Proposed New Signage Detail & Finishes
DA-A-300 (A)	Views

2. Site Description and Analysis

2.1 Location and property description

The site is known as Lot 1, DP 739578, 16 Rodborough Road, Frenchs Forest having a site area of 1.91 ha.

An aerial photograph depicting the site and its surrounds is at Figure 1 below.

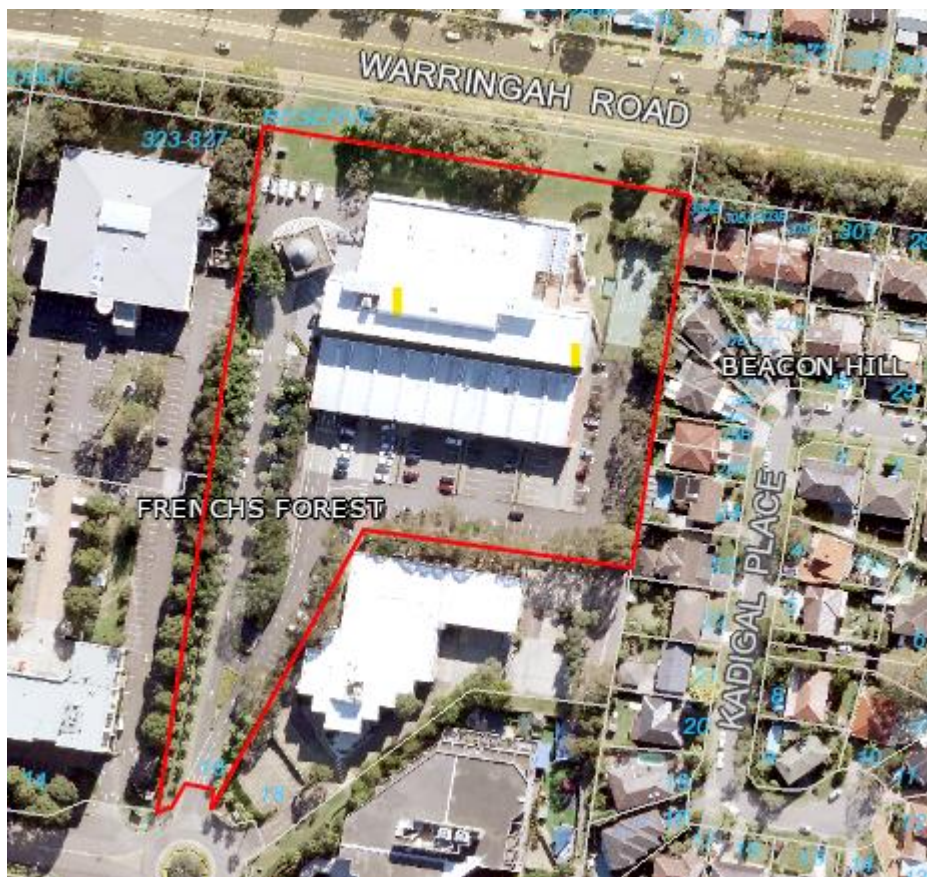


Figure 1 – Aerial Location Map

2.2 Site characteristics

Standing upon the allotment is an existing 2 storey Health Club and mezzanine level with indoor pool, undercover car parking and separate tenanted office space. The building faces Warringah Road, separated by a Public Reserve.

2.3 Surrounding development

Surrounding development is characterised by 2 – 3 storey commercial buildings within the Business Park to the West, and Low density residential dwellings to the Eastern boundary of the site

3. Details of Proposal

3.1 Proposed works

Specifically the application proposes the following:

- Removal of the existing white acrylic logo to the Northern façade of the building facing Warringah Road
- Repainting of the Northern façade of the building facing Warringah Road
- Provision of new Non-combustible aluminium signage lettering
- Provision of new Led 'Billboard Floodlights' to illuminate signage, during the hours of 5.00AM to 11.00PM daily.

The application makes no other changes to existing building fabric.

4. Statutory planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined below.

4.1 State Environmental Planning Policies

All signage is to be consistent with the requirements of State Environmental Planning Policy No.64 – Advertising & Signage

Assessment Criteria

CRITERIA	RESPONSE
1 Character of the area	
• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	YES
• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	YES
2 Special areas	

• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	NO
3 Views and vistas	
• Does the proposal obscure or compromise important views?	NO
• Does the proposal dominate the skyline and reduce the quality of vistas?	NO
• Does the proposal respect the viewing rights of other advertisers?	N/A
4 Streetscape, setting or landscape	
• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	YES
• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	YES
• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	YES
• Does the proposal screen unsightliness?	N/A
• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	NO
• Does the proposal require ongoing vegetation management?	NO
5 Site and building	
• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	YES
• Does the proposal respect important features of the site or building, or both?	YES
• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	YES
6 Associated devices and logos with advertisements and advertising structures	
• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	YES
7 Illumination	
• Would illumination result in unacceptable glare?	NO
• Would illumination affect safety for pedestrians, vehicles or aircraft?	NO
• Would illumination detract from the amenity of any residence or other form of accommodation?	NO
• Can the intensity of the illumination be adjusted, if necessary?	NO
• Is the illumination subject to a curfew?	NO
8 Safety	
• Would the proposal reduce the safety for any public road?	NO
• Would the proposal reduce the safety for pedestrians or bicyclists?	NO
• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	NO

4.2 Warringah Local Environmental Plan 2011

The subject property is zoned B7 Business park pursuant to the provisions of the Warringah local Environment Plan 2011 (WLEP).

The application makes no impact to the zone objectives as outlined in the WLEP.

4.3 Warringah Development Control Plan

The following built form controls apply to the subject development.

D23 Signs

The stated objectives of this control are as follows:

- *To encourage well designed and suitably located signs that allow for the identification of a landuse, business or activity to which the sign relates.*
- *To achieve well designed and coordinated signage that uses high quality materials.*
- *To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.*
- *To ensure the provision of signs does not adversely impact on the amenity of residential properties.*
- *To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.*

We confirm that the proposed signage identifies the major tenant of the building in a well designed manner without any adverse visual impact on streetscape and surrounding amenity, nor is there any adverse impact on the amenity of nearby residential properties or adjacent open space.

The new proposed sign is identified as an Awning fascia sign (attached to the fascia or returned end of an awning) within the DCP, and meets the prescribed criteria 'Shall not project above, below or beyond the fascia return end of the awning to which it is attached'.

5. Other considerations

5.1 Visual Impacts

Limited change to the visual impact of the existing building. New signage is in keeping with the new branding of existing major tenant of the building.

5.2 Open Space

No impact on Open Space

5.3 Overshadowing and Privacy

No impact on overshadowing and privacy

5.4 Noise

No impact on noise

5.5 Erosion Control Measures

No impact on erosion control

5.6 Economic and Social Impacts

No impact on Economic and social impact

5.7 Environmental Benefits

No change to environmental activity

5.8 Disabled Access

No impact to Disabled access

5.9 Security, Site Facilities and Safety

No impact to security, site facilities and safety

5.10 Waste Management

No impact to waste management

5.11 Building Code of Australia

The proposal will be in compliance with NCC C1.14 Ancillary elements, whereby as an ancillary element fixed to the external face/wall which is required to be non-combustible, it will be constructed of a material that meets Group 1 or 2 fire certification.

5.12 Traffic

No impact to Traffic control

5.13 Stormwater/flooding

No impact to Stormwater/flooding

6. Conclusion

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to legitimate signage proposal on an existing building.

Having given due consideration to the matters pursuant to the *Environmental Planning and Assessment Act 1979* it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.